BILL GARRETT, Davidson County
Trans:T20130045299 DEEDWARR
Recvd: 05/31/13 09:27 2 pgs
Fees:13.00 Taxes:2553.00
20130531-0054808

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $690,000.00

Affiant

Subscribed and sworn to before me, this 30th day of May, 2013.

Notary Public

My commission expires: 8/19/13

THIS INSTRUMENT PREPARED BY:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gary A. Cerrito **Bridgette Cerrito**	**New Owner**	**Map\Parcel: 053-12-0-163.00**
201 James Matthew Lane		
Mt. Juliet, TN 37122		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I/WE,

Kenneth L. Bradley, Donald E. Bradley and Thomas F. Bradley, as Trustees of The Susie M. Bradley Living Trust under agreement dated December 9, 1998

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gary A. Cerrito and wife, Bridgette Cerrito

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being part of Lot No. 1, Section 1 on the Plan of Life's Casualty Insurance Company's Subdivision of Dabbs & Elliott's property, known as Depontonia, of record in Book 843, page 56, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning in the center of Pitts Avenue at its intersection with the southeast margin of 32nd Street; thence with the center of said Avenue, south 48°19' east 400 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, north 41°41' east 530 feet to the low water mark of Cumberland River; thence with said low-water mark northwestwardly 399 feet more or less to the corner of lots 6 & 7 of Block 26 on the plan of Dabbs & Elliott's Subdivison No. 2. as of record in Book 547, Page 127, said Register's Office, being the northeast corner of the property conveyed to Eunice A. Jenkins and wife, by deed form W. Harris Puryear and wife, of record in Book 1283, page 52, said Register's Office; thence with said Jenkins southeast line and with the line between Lots Nos. 6 & 7, southwesterly 178 feet more or less to the northeast margin of a 30 foot unnamed street, now abandoned; thence with the northeast margin of said abandoned street, northwesterly 2 feet to the southeast margin of 32nd Street; thence with said street, south 41°31' west 322 more or less to the beginning.

Being the same property conveyed to Tom Fisher Bradley and wife, Susie Mae Bradley from John Gordon Adams and wife, Larie W. Adams, of record in Book 1717, Page 383, dated May 20, 1949, Register's Office for Davidson County, Tennessee. Tom Fisher Bradley and wife, Susie Mae Bradley further conveyed said property by Quitclaim Deed to the Susie M. Bradley Living Trust, of record in Book 11336, Page 974, dated February 3, 1999, Register's Office for Davidson County, Tennessee. Tom Fisher Bradley having since died August 22, 1992; Susie Mae Bradley having died February 6, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 843, Page 56, Register's Office for DAVIDSON County, Tennessee.
Subject to riparian rights.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3007 Lakeshore Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except as otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of May, 2013.

The Susie M. Bradley Living Trust

Kenneth L. Bradley

By: Kenneth L. Bradley, Trustee

Donald E. Bradley

By: Donald E. Bradley, Trustee

Thomas F. Bradley

By: Thomas F. Bradley, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kenneth L. Bradley** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a **Co-Trustee of the Suzie M. Bradley Living Trust**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 30th day of May, 2013.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

COMMISSION EXPIRES JUNE 16, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Donald E. Bradley** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a **Co-Trustee of the Suzie M. Bradley Living Trust**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 30th day of May, 2013.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

COMMISSION EXPIRES JUNE 16, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Thomas F. Bradley** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a **Co-Trustee of the Suzie M. Bradley Living Trust**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 30th day of May, 2013.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

COMMISSION EXPIRES JUNE 16, 2013

File #: **130336JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027